

FULTON & ELLIOTT-CHELSEA – SELECTED PROPOSAL



**APARTMENT
UPGRADES**



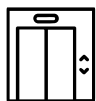
**RESPONSIVE PROPERTY
MANAGEMENT**



**RESIDENT
ENGAGEMENT PROCESS**



**SAFETY & SECURITY
IMPROVEMENTS**



**BUILDING SYSTEMS
UPGRADES**



**ACCESSIBILITY
RENOVATIONS**



**NEW COMMUNITY
SPACES**



**NEW AFFORDABLE
HOUSING**

Included in
selected
proposal:

WORKING GROUP RECOMMENDATIONS:

✓	No demolition of existing residential buildings
✓	Preserve affordability
✓	Address the capital needs of today and the future
✓	Protect and expand existing resident rights
✓	Establish clear and consistent resident engagement
✓	Safety and security must be a top priority
✓	Replace aging steam heat system with new boilers in each building
✓	New construction must raise significant funding for repairs while respecting the neighborhood context
✓	New housing must be 50% affordable at a range of income levels
✓	Substantially complete repairs before starting on any new construction

SELECTED PARTNERS:



- MBE firm with experience in this community
- Principal's experience includes construction and rehabilitation of almost 5,000 units of affordable and workforce housing



- Decades of experience in this community
- Owner and manager of over 55,000 affordable and workforce housing units nationwide
- Experience with tenant-in-place rehabilitation

REPAIR COSTS: \$366+ MILLION

UNITS: 2,054

RESIDENTS: 4,430

BUILDINGS: 18

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PACT Repairs

- Comprehensive apartment upgrades, including new kitchens, bathrooms, and flooring
- New hydronic boilers providing reliable heat and hot water
- Comprehensive plumbing repairs
- Complete elevator modernization
- Addressing mold, lead, and asbestos
- New insulated roofs
- New high-efficiency windows
- Repairs to building exteriors
- Emergency rooftop generators
- Dry floodproofing and storm gates

New Affordable Housing

- New construction project on West 27th Street to be shaped with additional resident feedback
- Over 100 new apartments, of which 50% will be permanently affordable and at levels recommended by the Working Group
- Construction to begin following the full rehabilitation of existing buildings

Community Spaces

- New, state-of-the-art Hudson Guild Elliott Center and early childhood center
- New health centers and community-serving retail
- New lobbies, mail rooms, and laundry facilities
- Four-block "art-walk" and garden room

Property Management

- Enhance 24/7 security with access controls, foot patrols, and new cameras
- Responsive property management
- Live-in superintendents
- Integrated pest management

Local Hiring

- 30% of all new hires will be NYCHA residents
- NYCHA residents have priority job placement



Images are for illustrative purposes. Designs, materials, and finishes will be refined in consultation with residents.